

LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT

June 13, 2006

The Honorable Board of Directors
Los Angeles County
Regional Park and Open Space District
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Directors:

**AMEND THE SANTA MONICA MOUNTAINS CONSERVANCY'S PROJECT LIST PURSUANT TO SECTION (3), SUBSECTION (d) OF THE SAFE NEIGHBORHOOD PARKS PROPOSITION OF 1996, ALLOCATE FIFTH SUPERVISORIAL DISTRICT SPECIFIED EXCESS GRANT FUNDS, AUTHORIZE ADMINISTRATION OF AN EXCESS FUNDS GRANT, WAIVE INAPPLICABLE REQUIREMENTS IN THE CONSERVANCY'S PROCEDURAL GUIDE, AND AUTHORIZE THE DIRECTOR TO REIMBURSE THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY FOR COSTS INCURRED PRIOR TO EXECUTION OF A PROJECT AGREEMENT FOR THE ACQUISITION OF TAX-DEFAULTED PARCELS
(FIFTH DISTRICT - 3 -VOTE MATTER)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Amend the Santa Monica Mountains Conservancy's (Conservancy) project list, previously approved by your Board on January 21, 1997, and most recently amended on November 3, 2004, to add the acquisition of tax-defaulted parcels of land in the Fifth Supervisorial District as identified in Attachment A.
2. Allocate grant funds in the amount of \$300,000 to the Conservancy, from the Fifth Supervisorial District's Specified Excess Funds for acquisition of the parcels identified in Attachment A.

3. Authorize the Director of Parks and Recreation (Director) to award a grant for the acquisition of the parcels identified in Attachment A and to administer the grant as of the date of this action and pursuant to the procedures in the Procedural Guide for the Conservancy, waiving Procedural Guide requirements inapplicable to acquisition of tax-defaulted properties.
4. Authorize the Director to reimburse the Mountains Recreation and Conservation Authority (MRCA) for eligible costs incurred prior to the execution of a grant project agreement for the acquisition of the parcels identified in Attachment A.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

On December 20, 2005, your Board adopted an Agreement to Purchase Los Angeles County Tax-Defaulted Property, giving the MRCA the right to acquire up to 254.71 acres of property within three groups of tax-defaulted property in various locations within the Fifth Supervisorial District. 142.96 acres of property have been selected and purchased for public park and open space purposes, for the amount of back taxes owed plus County administrative costs. These properties, located primarily within the Santa Clarita Valley and Antelope Valley area are identified in Attachment A, and exclude any properties that were redeemed prior to the effective date of that Agreement. Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction.

The total cost of the acquisition of the parcels identified in Attachments A is \$384,000, which includes \$375,381 in back taxes and administrative costs of \$8,619. The recommended actions would allocate \$300,000 in Fifth Supervisorial District Specified Excess Funds to the Conservancy and allow the transfer of the grant funds to the MRCA toward the acquisition, resulting in a balance of \$84,000 which will be funded by the MRCA.

The Procedural Guide requires that an appraisal be prepared for each parcel acquired as well as title reports and Statements of Just Compensation. The Los Angeles County Regional Park and Open Space District (District) is recommending waiver of these requirements since these are not applicable to acquisition of tax-defaulted property. This acquisition is not based on the appraised value of the parcels, but instead on the amount of back taxes owed on each, plus County administrative costs. Therefore, appraisals are not necessary to confirm that the purchase prices for the properties are not excessive.

The 1996 Proposition requires that agencies to which funds were allocated under the Safe Neighborhood Parks Propositions of 1992 and 1996 have encumbered all such funds before they may receive grants of Excess Funds.

It is also recommended that the Director be authorized to award the grant for the acquisition of parcels identified in Attachment A, when applicable conditions have been met, such as grantee qualifications and consistency between the projects and requirements of the Safe Neighborhood Parks Proposition of 1996 (1996 Proposition), and to administer the grant under procedures previously approved by your Board.

Since the MRCA purchased the parcels to meet the 2005 Treasurer/Tax Collector Tax Defaulted Parcels of Land payment deadline prior to the execution of a grant agreement for the project, your Board's approval is required to allow the Director to reimburse the MRCA for the expenditure.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The proposed actions further the Board approved County Strategic Plan Goal No.1 (Service Excellence), Goal No. 4 (Fiscal Responsibility), Goal No. 5 (Children and Family Well-being), and Goal No. 6 (Community Services) by funding the acquisition of additional protected open space land in the Fifth Supervisorial District.

FISCAL IMPACT/FINANCING

Sufficient funds for the project are appropriated in the Los Angeles County Regional Park and Open Space Districts' Excess Funds Fund (HD6) under Other Charges to fund the \$300,000 identified for the project in Fifth Supervisorial Specified Excess Funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The 1996 Proposition requires that funds provided to the Conservancy be expended "solely for projects approved by the Board, pursuant to such criteria as the Board may, in its discretion, adopt," provided that those projects are identified in the Conservancy's annual work program transmitted to the Governor and State Legislature and as may be amended from time to time, after a noticed public hearing which was held on June 11, 2006.

The 1996 Proposition further provides that your Board may disapprove a project within the boundaries of a city only upon a finding that the acquisition or improvement may impact access to or use of a site identified or proposed for present or future sanitary landfill purposes. In addition, your Board previously has adopted procedural requirements requiring a review of proposed Conservancy projects relative to their impact on existing or proposed highways, and their consistency with General or Area Plans.

The proposed acquisition project meets the procedural requirements of the 1996 Proposition and has been reviewed in accordance with the Conservancy's revised Procedural Guide, adopted by your Board on June 17, 1997.

The Department of Public Works (DPW) has found that the proposed acquisition of the properties would not negatively impact the County's solid waste management system (see Attachment B).

DPW did, however, find in its review of the impact on any planned County roads or highways that three parcels impacted two secondary highways (see Attachment C). A portion of parcel APN 2848-026-012 fronts Placerita Canyon Road and DPW recommends reserving 40 feet of road right-of-way from the centerline, plus a 40-foot slope easement along Placerita Canyon Road. MRCA has consented to reserve the 40 feet of road right-of-way as well as the 40-foot slope easement along Placerita Canyon Road. APN 3210-002-007 and 009 front Agua Dulce Canyon Road and DPW recommends reserving 40-foot slopes easements along the frontage of both parcels. MRCA consents to the reservation of a 40-foot easement along the frontage of APN 3210-002-007 and has withdrawn APN 3210-002-009 from the list of projects to be purchased pursuant to this action.

The Department of Regional Planning (DRP) researched the list of proposed parcels for acquisition and noted no inconsistencies or lack of conformity between the parcels and their status relative to the applicable county planning documents (see Attachment D.) DRP consulted with County Counsel regarding the information they provided.

The 1996 Proposition provides a method for determining each fiscal year the amount of funds available in the following fiscal year to fund capital improvement projects in addition to the amounts specifically identified for projects in the Safe Neighborhood Parks Propositions of 1992 and 1996. The recommended grants would be funded from the Excess Funds available to the Fifth Supervisorial District from Excess Funds available for specified projects.

The Board may establish additional conditions on grants of Excess Funds. The Director of Parks and Recreation would be authorized to award grants when all applicable conditions have been met. Any funds allocated by the Board, but not encumbered by award of a grant contract in the same fiscal year, shall be available for allocation by the Board in the following fiscal year.

County Counsel has reviewed these actions as to form.

CONTRACTING PROCESS:

The Grant Project Agreement will be entered into and administered under authority delegated to the Director and pursuant to the Conservancy's Procedural Guide approved by your Board in 1997 and used since then for the administration of similar grant projects. It is recommended that the acquisition documentation requirements in the Procedural Guide be waived since they are inapplicable to the acquisition of tax-defaulted parcels. Prior to execution, the Grant Project Agreement will be reviewed and approved as to form by County Counsel.

IMPACT ON CURRENT SERVICES

Your Board's approval of this recommendation will authorize the Director to award a grant to the MRCA for the acquisition of the tax-defaulted parcels. It will have no impact on any other District-funded project.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not subject to the California Environmental Quality Act (CEQA) in that the actions do not meet the definition of a project according to Sections 15378 (b)(4)(5) of the State CEQA Guidelines because the actions are administrative activities for government grants which by their terms do not involve any commitments to any specific projects which may result in a potentially significant physical impact on the environment.

All projects funded by the District are also required to comply with CEQA. The MRCA is the lead agency for the acquisition project, and as such, will prepare appropriate environmental documents for the project.

The Honorable Board of Directors
June 13, 2006
Page 6

CONCLUSION

Please instruct the Executive Officer-Clerk of the Board to return one conformed copy of this action to the Chief Administrative Office, Capital Projects Division, and to the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Russ Guiney".

Russ Guiney
Director, Parks and Recreation

Attachments (4)

c: Chief Administrative Officer
Executive Officer, Board of Supervisors (22)
County Counsel

5th District Prop A Excess Fund Acquisitions, May 2006

APN	Location	Acres	Price
2818-006-013	Deerlake Highlands	0.05	\$6,750
2848-026-012	Intersection of Placerita Cyn & Running Horse Rd	7.20	\$4,151
3056-002-049	Near ANE boundary, E of Acton & Los Angeles Forest Hwy	5	\$4,089
3056-002-064	Near ANE boundary, E of Acton & Los Angeles Forest Hwy	2.50	\$3,318
3209-005-056	E of Acton, near Hughes Cyn	62.84	\$16,673
3210-002-007	Along Aqua Dulce Cyn Rd, S of SR 14 (Part of large "Rio Dulce" batch)	25.37	\$294,287
3223-013-011	S of SR 14 near Escondido Cyn	2.50	\$4,021
3223-013-012	S of SR 14 near Escondido Cyn	2.50	\$4,021
3223-013-025	S of SR 14 near Escondido Cyn	2.50	\$3,661
3223-013-026	S of SR 14 near Escondido Cyn	2.50	\$3,661
3223-016-007	S of Escondido & SR 14, near Youngs Cyn	20	\$23,235
3223-016-015	S of Escondido & SR 14, near Youngs Cyn	10	\$7,514
Totals		142.96	\$375,381

DEER LAMP HIGHLANDS

COMANCHE

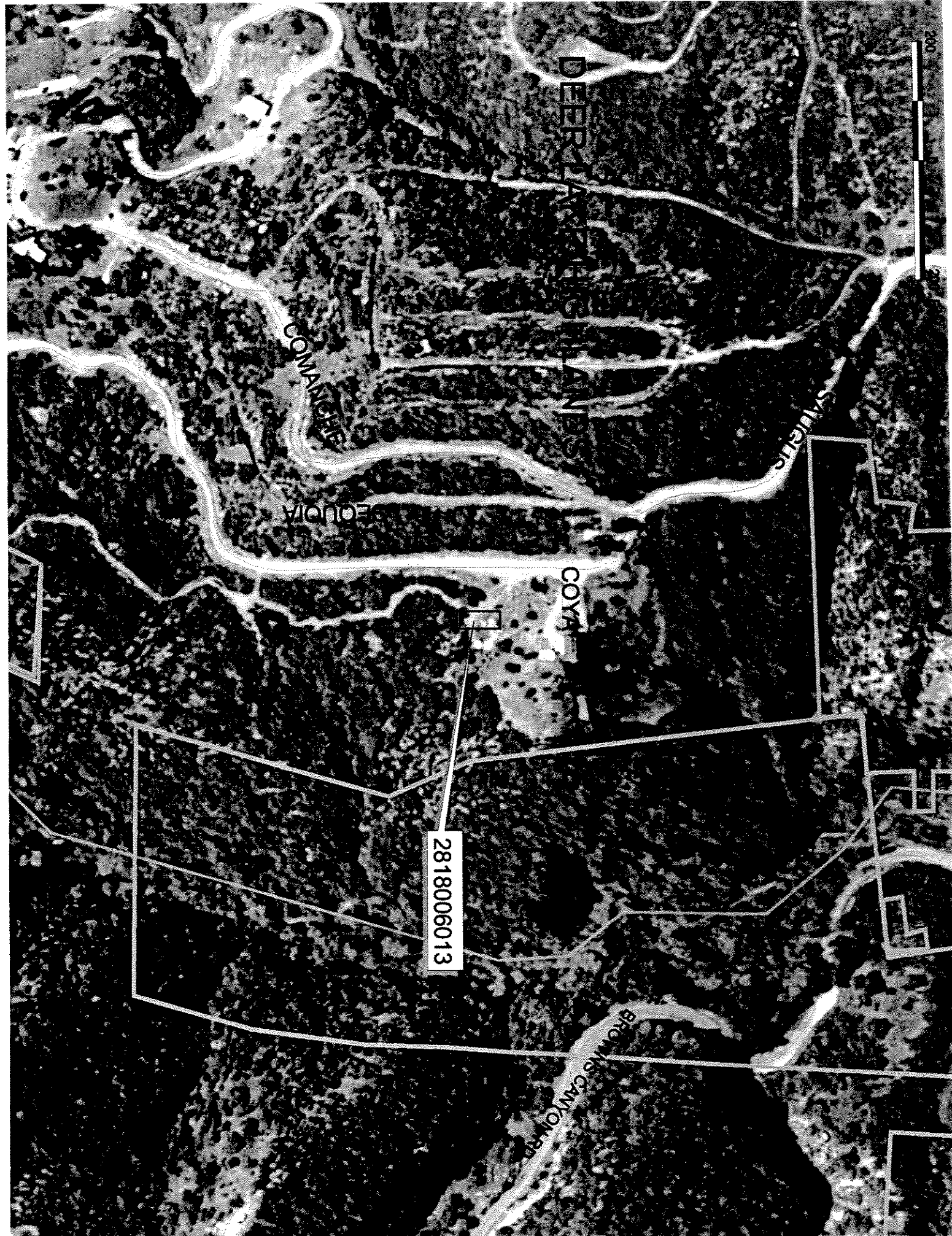
SEQUOIA

COYOTE

SALICIS

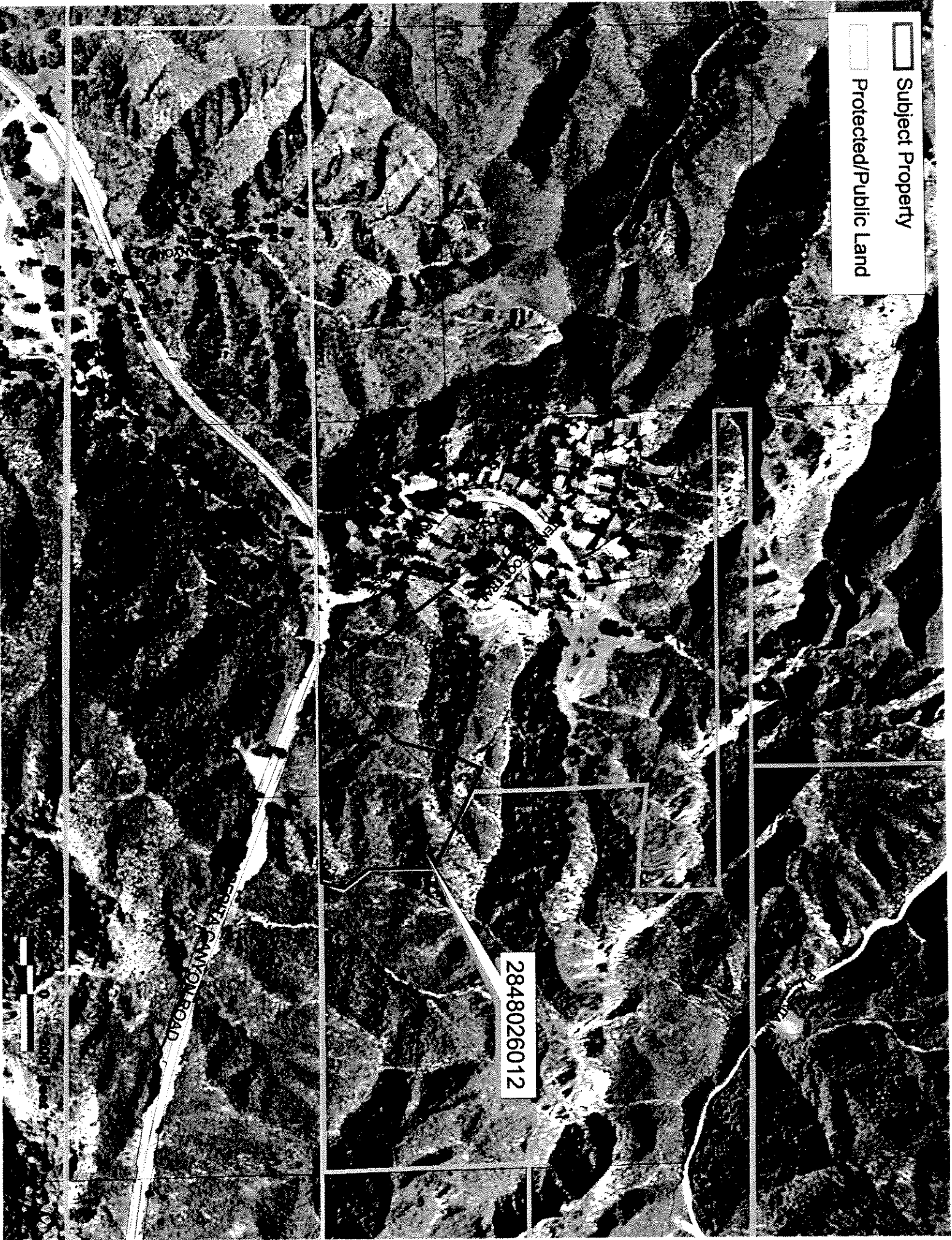
2818006013

BROWN'S CANYON RD



☐ Subject Property

☐ Protected/Public Land





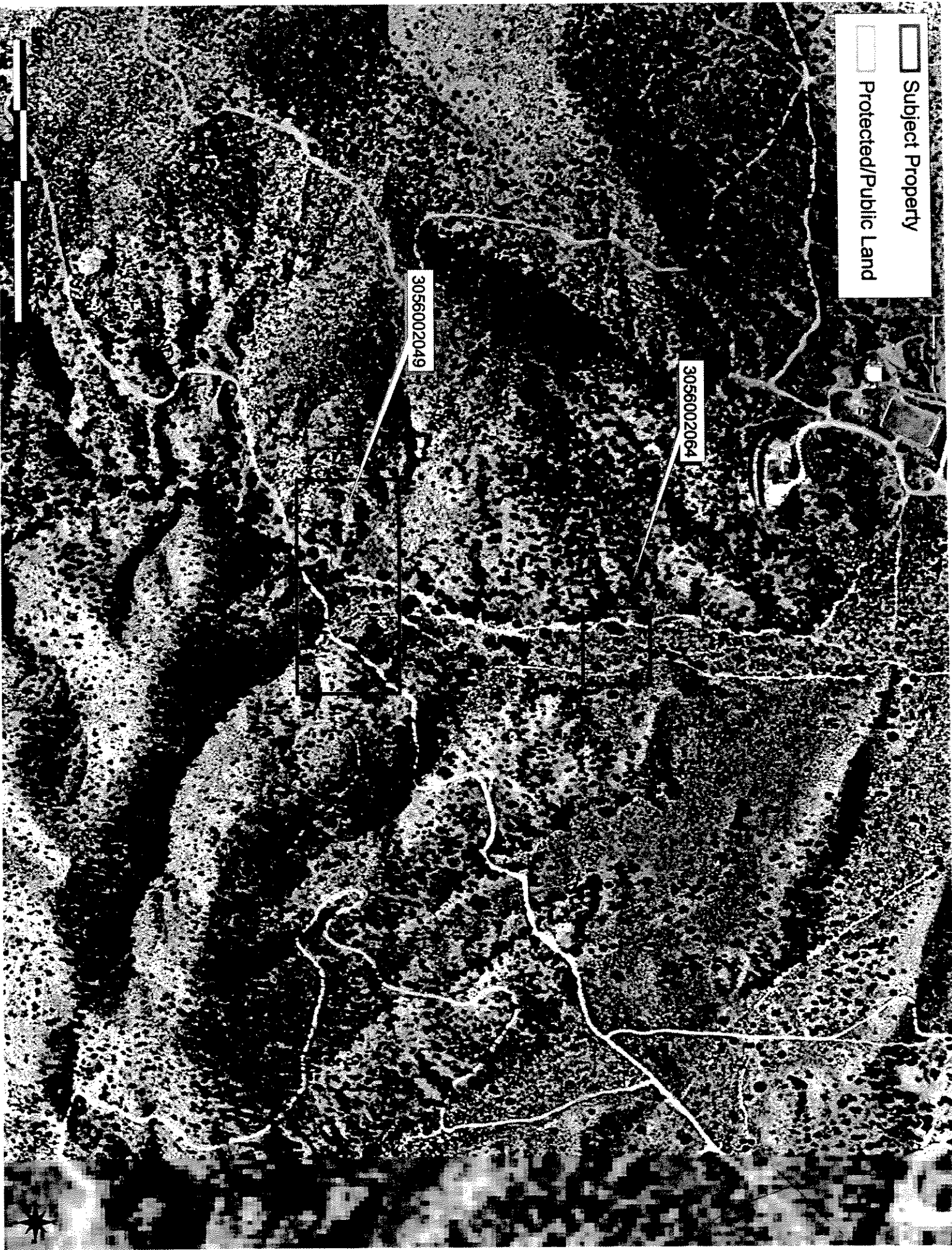
Subject Property

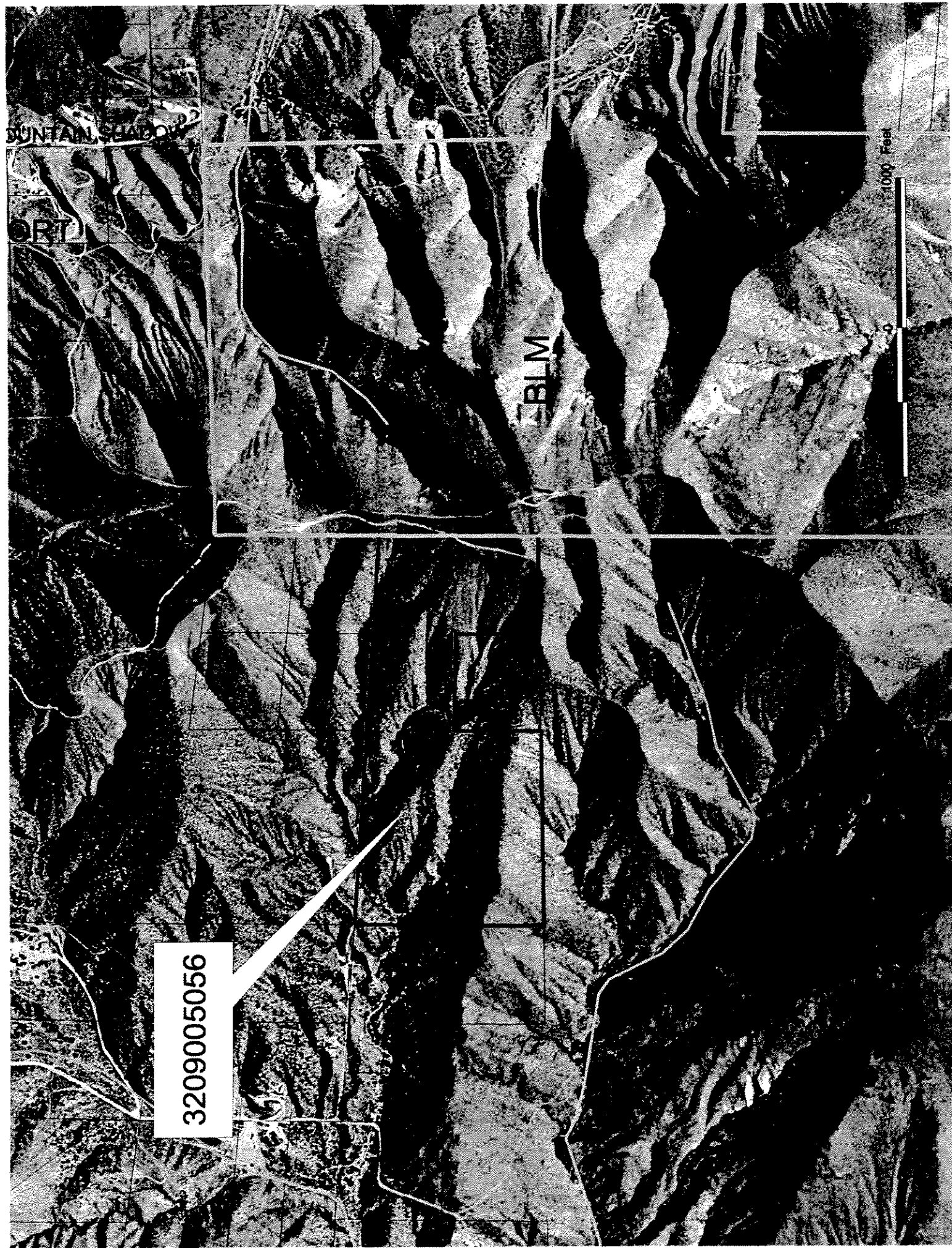


Protected/Public Land

3056002064

3056002049





MOUNTAIN SHADOW

PORT

BLM

1000 Feet

3209005056

- ☐ Subject Property
- ☐ Protected/Public Land

3210002007

ANTELOPE VALLEY

3210002009

ANTELOPE VALLEY



☐ Subject Property

☐ Protected/Public Land

3223013012

3223013011

3223013025

3223013026



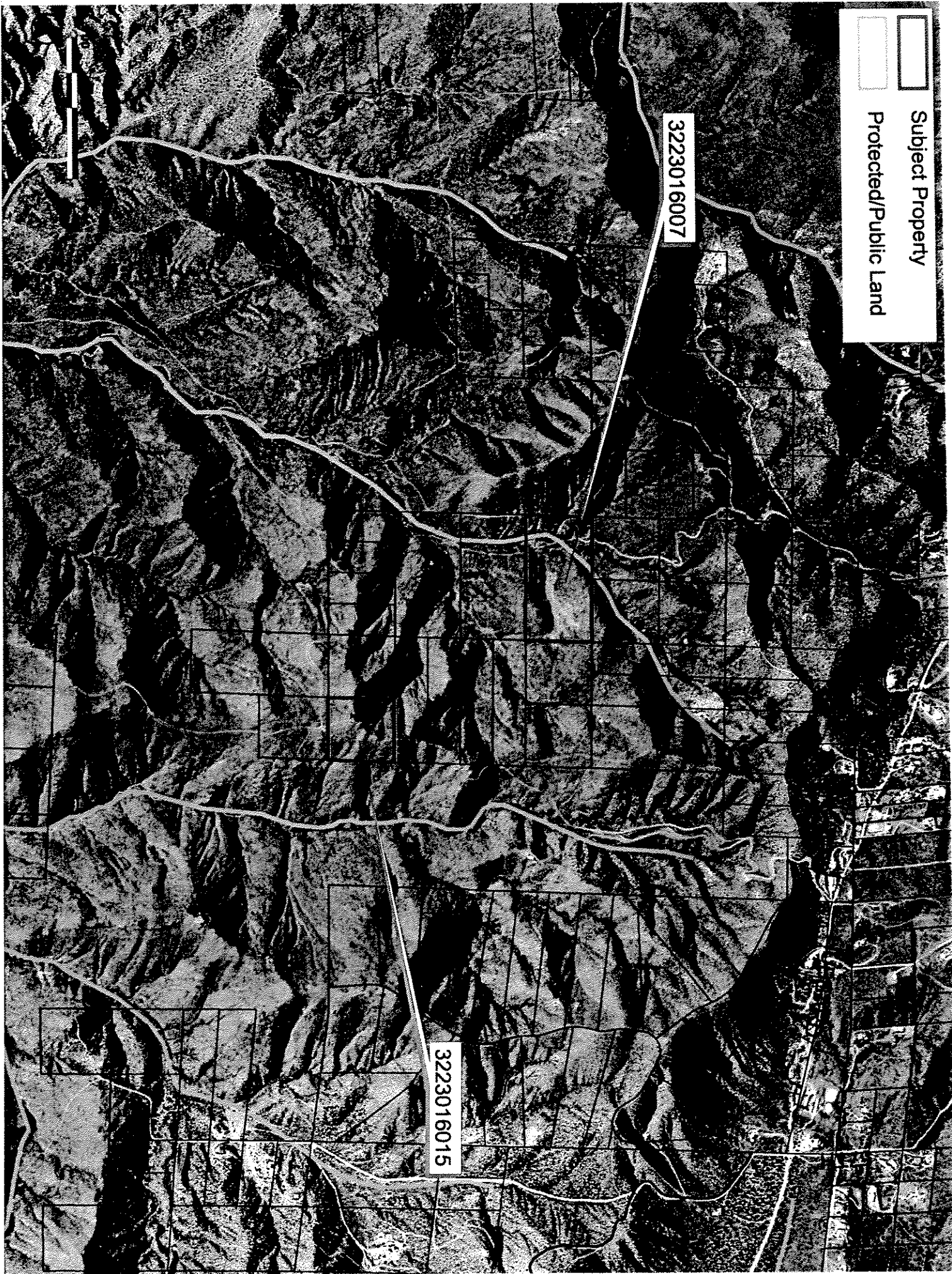
0 200 Feet

Subject Property

Protected/Public Land

3223016007

3223016015





DONALD L. WOLFE, Director

April 11, 2006

6 APR 13 10:39
COUNTY OF LOS ANGELES
REG PK & OPER STATION
RECEIVED
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

Attachment B

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: EP-2

TO: Russ Guiney
Interim Director of Parks and Recreation

Attention Ilona Volkmann
Regional Park and Open Space District

FROM: Donald L. Wolfe *DLW*
Director of Public Works

**SANTA MONICA MOUNTAINS CONSERVANCY
REQUEST FOR A NEW ACQUISITION PROJECT**

As requested on February 1, 2006, we have reviewed the proposed property acquisition by the Santa Monica Mountains Conservancy. Our review was limited to the impact of the proposed acquisition on the solid waste management system in the County of Los Angeles. Based on the information provided, we have found that the proposed acquisition of the properties listed below will not negatively impact the solid waste management system.

<u>Parcel Number</u>	<u>Parcel Number</u>	<u>Parcel Number</u>
2818-006-013	2848-026-012	3056-002-049
3056-002-064	3209-005-056	3210-002-007
3210-002-009	3223-013-011	3223-013-012
3223-013-025	3223-013-026	3223-016-007
3223-016-015		

Please note that parcel number 2818-006-013 appears to be within 1,000 feet of a closed disposal site of an unknown class and might contain decomposable material. The Los Angeles County Building Code, Section 110.3, requires that a building or structure located on or within 1,000 feet of a disposal site containing decomposable material be protected against landfill gas intrusion. For construction of any enclosed structures on this site, our Environmental Programs Division must be contacted for issuance of necessary permits.

If you have any questions, please contact me or your staff may contact Fred Rubin, Assistant Deputy Director, at (626) 458-3500, Monday through Thursday, 7 a.m. to 5:30 p.m.

SA:td

P:\leppub\Secfinal\Engineer\Letters\ilona volkmann.ltr.doc

cc: Mavor Michael D. Antonovich (Paul Novak)



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

Attachment C

May 2, 2006

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-4

Ms. Ilona Volkmann, Administrator
County of Los Angeles
Department of Parks and Recreation
Regional Park and Open Space District
520 South Vermont Avenue
Los Angeles, CA 90020-1975

Dear Ms. Volkmann:

We reviewed the list of proposed acquisition parcels provided with your February 1, 2006, letter to our Department.

The following parcels are not impacted by County highways: APNs 2818-006-013, 3056-002-049, 3056-002-064, 3206-005-0560, 3223-013-011, 3223-013-012, 3223-013-025, 3223-013-026, 3223-016-007, and 3223-016-015.

A portion of APN 2848-026-012 fronts Placerita Canyon Road, a secondary highway. We would recommend reserving 40 feet of road right of way from the centerline plus a 40-foot slope easement along Placerita Canyon Road.

APNs 3210-002-007 and 3210-002-009 front Agua Dulce Canyon Road, a secondary highway. We would recommend reserving 40-foot slopes easements along the frontage of both parcels.

If you have any questions, please contact Mr. Barry Witler at (626) 458-4351 or by e-mail at bwitler@ladpw.org.

Very truly yours,

DONALD L. WOLFE
Director of Public Works

A handwritten signature in cursive script, reading "Barry S. Witler".

BARRY S. WITLER
Transportation Planning and Subdivision Review Section
Land Development Division

BSW:ca
LD:\PUB\TRANSP\PLAN\BARRY\APN

cc: Perlita Flores



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead


Attachment D



James E. Hartl AICP
Director of Planning

February 21, 2006

TO: Ilona Volkmann, Administrator
Los Angeles County Regional Park and Open Space District

FROM: Sorin Alexanian, Section Head 
Land Development Coordinating Center

SUBJECT: **Santa Monica Mountains Conservancy's Request for A
New Acquisition Project**

Pursuant to your request, my staff has researched the attached list of proposed parcels for acquisition. We have indicated the Plan in which each parcel is located, its Plan category and its status relative to that Plan's land use policy.

Should you have nay questions, please contact Mr. Maurice Garrick of my staff. He may be reached at (213) 974-6470.

SA:MG:01

6 FEB 27 PM 12:09

REC'D PK & OPEN SPACE DIST
RECEIVED

<u>APN</u>	<u>Plan</u>	<u>Plan Category</u>	<u>Consistent/Inconsistent</u>
2818-006-013	Countywide	Rural Communities	Consistent
2848-026-012	Santa Clarita Valley	Hillside Management	Consistent
3056-002-049	Antelope Valley	Non Urban 1	Consistent
3056-002-064	Antelope Valley	Non Urban 1	Consistent
3209-005-056	Antelope Valley	Non Urban 1	Consistent
3210-002-007	Santa Clarita Valley	Hillside Management	Consistent
3210-002-009	Santa Clarita Valley	Hillside Management	Consistent
3223-013-011	Santa Clarita Valley	Hillside Management	Consistent
3223-013-012	Santa Clarita Valley	Hillside Management	Consistent
3223-013-025	Santa Clarita Valley	Hillside Management	Consistent
3223-013-026	Santa Clarita Valley	Hillside Management	Consistent
3223-016-007	Antelope Valley	Non Urban 1	Consistent
3223-016-015	Antelope Valley	Non Urban 1	Consistent